

FIRE PREVENTION PRACTICE #3.15

April 5, 1996

TO: Fire Prevention Inspectors

FROM: Steve Zaccard, Fire Marshal

SUBJECT: ZONING STATUS/VACANT BUILDINGS/DECONVERSIONS

"THIS PRACTICE IS TO SERVE AS A PROCEDURAL GUIDE FOR YOU TO FOLLOW. EXCEPTIONS TO THIS PRACTICE SHALL BE APPROVED BY THE FIRE MARSHAL THROUGH YOUR SUPERVISOR".

Attached is a copy of the current zoning code relevant to buildings that have been vacant for one year. In light of this regulation, we will on all future team and C of O inspections of vacant buildings, determine the date the building became vacant, and send a referral to Zoning indicating when/if the building has been vacant for at least 365 days.

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In those cases where a property has been granted a non-conforming use permit, that permit expires after 365 days of vacant status. The owner will have to apply to the Planning Commission for a new non-conforming use permit, or use the property in conformance with current legal zoning laws.

When a building is razed or deconverted, a notice should go to Zoning for their files. If an owner deconverts to a duplex and their 3-plex was previously legal non-conforming, they will have to apply for legal non-conforming status again should they ever plan to add the third unit again. Send a zoning referral to Zoning on **any** changes of use or number of units.

cc: Gary Trudeau
Cindy Menten

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